

OFFICE OF THE BURT COUNTY CLERK
Burt County Board of Equalization
July 21, 2016 Minutes
TEKAMAH NE 68061

A meeting of the Burt County Board of Equalization was held July 21, 2016 in the Boardroom of the Burt County Courthouse in Tekamah, Nebraska. Notice of the meeting was given in advance thereof by Publication in the Plaindealer and on the County's Website. A copy of the proof of publication is on file in the office of the County Clerk. Supervisors Present were: Cliff Morrow, David Schold, Greg Brummond, Matt Connealy, Perry Rogers, Ted Connealy and Gerald Newill. Present from the Assessor's Office were: Joni Renshaw and Jeff Quist.

The meeting opened at 9:00 A.M. with Chairman Morrow informing the public that the Nebraska Open Meeting Act was posted on the wall.

Matt Connealy recognized that he feels that the majority of protests that Burt County gets are because the system is not right in how the valuations are figured; and in our actions, the Board is not saying the system is right. With our actions all we can do is look for changes that can be made based off of land classifications, etc. We can't change a specific piece of ground just because the system is not ideal, we're held to using the standards the State specifies for setting these valuations.

Final Decisions for 2016 Property Valuation Protests were reviewed, voted upon and approved by the Burt County Board of Equalization:

Upon motion by Schold, seconded by Brummond, the Board voted to accept the final decisions on the valuation protests numbered 1-28, with roll call vote as follows: Ayes – Schold, Brummond, M.Connealy, Rogers, T.Connealy, Newill and Morrow. Nays – none.

The Board of Equalization would like to commend the Assessor's Office for being responsive to the people's requests.

The meeting adjourned at 10:00 A.M.

ATTEST: SARAH J. FREIDEL
BURT COUNTY CLERK

CLIFFORD MORROW, CHAIRMAN
BURT COUNTY BOARD OF
SUPERVISORS

For the complete List of 2016 Protests and Final Decisions
See Pages 2-4...

NUMBER	NAME	LEGAL DESCRIPTION	PROTESTED VALUATION	APPROVED VALUATION
1	424100300	W 2NW4	521,765.00	521,765.00
	Harold J Thompson, Trustee	27-22-9 Bellcreek TWP	0.00	0.00
	c/o Joe Thompson	80 ACRES	521,765.00	521,765.00
2	433902200	E2SW4 & W2SE4	990,990.00	990,990.00
	C & B Farms, LLC	34-22-11 Riverside TWP	0.00	0.00
	Lynn Bluml, Manager	160 ACRES	990,990.00	990,990.00
3	315001300	SubLot 5 Lot 6	54,750.00	54,750.00
	Errol Young	SOUTH INDUSTRIAL AREA	153,315.00	153,315.00
	(commercial property)	TEKAMAH	208,065.00	208,065.00
4	424201800	W 2E2NW4	266,476.00	266,476.00
	NELSON, CHAD J ETAL	36-22-9 Bellcreek TWP	0.00	0.00
	C/O JAMES A NELSON	40 ACRES	266,476.00	266,476.00
5	424202000	E4NE4 except 1.39 Ac	237,127.00	237,127.00
	NELSON, CHAD J ETAL	36-22-9 BELLCREEK TWP	0.00	0.00
	C/O JAMES A NELSON	Ac: 38.610	237,127.00	237,127.00
6	424201200	S2NE4 & W2SE4 Except W 20A	934,015.00	934,015.00
	NELSON, CHAD J ETAL	25-22-9 BELLCREEK TWP	0.00	0.00
	C/O JAMES A NELSON	139.4700 ACRES	934,015.00	934,015.00
7	424200600	E2SW4 & W 20ac. of SE4	694,179.00	694,179.00
	JAMES A NELSON, Trustee	25-22-9 BELLCREEK TWP	60,715.00	60,715.00
		100.0000 ACRES	754,894.00	754,894.00
8	424102900	SE4 except TR	1,012,156.00	1,012,156.00
	JAMES A NELSON, Trustee	34-22-9 BELLCREEK TWP	16,970.00	16,970.00
		156.9800 ACRES	1,029,126.00	1,029,126.00
9	436304000	Lots 6-7-8 & S2SE4 EX TR	1,122,878.00	1,122,878.00
	SIRIUS FARMS, LLC	13-21-11 ARIZONA TWP	0.00	0.00
	C/O FARMERS NATL CO	169.6400 ACRES	1,122,878.00	1,122,878.00
	Rich Hickman, Manager			
10	436303900	Lot 11	358,625.00	358,625.00
	SIRIUS FARMS, LLC	24-21-11 ARIZONA TWP	0.00	0.00
	C/O FARMERS NATL CO	54.0500 ACRES	358,625.00	358,625.00
	Rich Hickman, Manager			

July 21, 2016
2016 Protests - Final Decisions

						PROTESTED		APPROVED
NUMBER	NAME	LEGAL DESCRIPTION				VALUATION		VALUATION

12	432100100	NW4 & NE4 SW4 & PT NW4 SE4 & PT NE4	1,016,803.00	land	1,016,803.00
	KENNETH LANGE-MCGILL, Jr	30-23-11 QUINNEBAUGH TWP	37,420.00	bldg	37,420.00
		230.8800 ACRES	1,054,223.00	TOTAL	1,054,223.00
13	431101600	N2NE4	132,000.00	land	132,000.00
	KENNETH LANGE-MCGILL, Jr	25-23-10 DECATUR TWP	0.00	bldg	0.00
		80.0000 ACRES	132,000.00	TOTAL	132,000.00
14	431802600	S4, W2 SW4 (RD 1.93)	111,460.00	land	111,460.00
	KENNETH LANGE-MCGILL, Jr	19-23-11 QUINNEBAUGH TWP	0.00	bldg	0.00
		18.5300 ACRES	111,460.00	TOTAL	111,460.00
15	432101800	PT SW4 & E2NW4 & NW4NE4 & SE4	1,947,228.00	land	1,947,228.00
	KENNETH LANGE-MCGILL, Jr	31-23-11 QUINNEBAUGH TWP	0.00	bldg	0.00
		386.8300 ACRES	1,947,228.00	TOTAL	1,947,228.00
16	435200800	W2SE4	460,860.00	land	460,860.00
	KENNETH LANGE-MCGILL, Jr	4-20-10 SUMMIT TWP	0.00	bldg	0.00
		80.0000 ACRES	460,860.00	TOTAL	460,860.00
17	430401800	SE4SE4	186,055.00	land	186,055.00
	KENNETH LANGE-MCGILL, Jr	34-24-10 DECATUR TWP	0.00	bldg	0.00
		40.0000 ACRES	186,055.00	TOTAL	186,055.00
18	430402500	NE4NE4 EX TR (RD 2.39A)	161,480.00	land	161,480.00
	KENNETH LANGE-MCGILL, Jr	3-23-10 DECATUR TWP	0.00	bldg	0.00
		36.2100 ACRES	161,480.00	TOTAL	161,480.00
19	310901300		7,000.00	land	7,000.00
	CEDAR APARTMENTS	Lots 25-27	207,560.00	bldg	152,876.00
	PAMELA THOMSEN	BLK 23 DECATUR	214,560.00	TOTAL	159,876.00
20	314404700	LOTS: 1-2, 11-14	24,875.00	land	24,875.00
	East Meadows Senior Apts	EAST MEADOW ADDITION TEKAMAH	236,290.00	bldg	236,290.00
	Pamela Thomsen		261,165.00	TOTAL	261,165.00
21	730800300	NW4NW4			
	Hardsteel	12-23-10 DECATUR TWP	2,692,707.00		2,449,755.00
	Nico Hardeman		2,692,707.00	TOTAL	2,449,755.00
22	114804900	Lots 10-11-12 & 10' ALLEY	5,625.00	land	5,625.00
	Robert L Beedle	BLK 9 RAILROAD ADD	27,925.00	bldg	18,935.00
		Tekamah	33,550.00	TOTAL	23,930.00

						PROTESTED		APPROVED
NUMBER	NAME	LEGAL DESCRIPTION				VALUATION		VALUATION

24	433400200	E2, E2 W2 & W2 SW4				3,130,333.00	land	3,128,298.00
	Missouri River Farms LLC	4-22-11 RIVERSIDE TWP				31,400.00	bldg	18,630.00
	Attn: Andrew R Biehl	565.6600 ACRES				3,161,733.00	TOTAL	3,146,928.00
25	433401100	W4				879,238.00	land	880,270.00
	Missouri River Farms LLC	3-22-11 RIVERSIDE TWP				100.00	bldg	0.00
	Attn: Andrew R Biehl	162.3000 ACRES				879,338.00	TOTAL	880,270.00
26	423601600	S2NW4 & W2NE4				878,560.00	land	878,560.00
	Donald G Schlichting	11-22-9 BELLCREEK TWP				8,595.00	bldg	8,595.00
		160.0000 ACRES				887,155.00	TOTAL	887,155.00
27	423600700	W3/4SW4				635,481.00	land	635,481.00
	Donald G Schlichting	2-22-9 BELLCREEK TWP				40,970.00	bldg	40,970.00
		120.0000 ACRES				676,451.00	TOTAL	676,451.00
28	434300200	W2E2				460,882.00	land	460,882.00
	Nancy M Allerman	4-21-10 SUMMIT TWP				0.00	bldg	0.00
		162.4700 ACRES				460,882.00	TOTAL	460,882.00

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These minutes are not the official record and may be corrected. A copy of the approved official minutes is available to the public at the Clerk's Office